

# OUR TOWN

A Digital Newsletter from the Town of Dover, MA

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## Town Meeting Special

2023

### ARTICLE 18 -- FLOODPLAIN ZONING AMENDMENT

This item before Town Meeting seeks replacement of current Zoning Bylaw "Floodplain District" with a new "Floodplain District." This proposed change reflects new federal and State requirements necessary for towns to remain eligible for participation in the National Flood Insurance Program. More than 40 Dover homeowners are eligible for this insurance. All have been notified of the required changes.

On Jan. 19, 2021, the federal government developed new standards for floodplain management. The Town of Dover is required to adopt these proposed floodplain management measures in order for residents to remain qualified for participation in the National Flood Insurance Program (NFIP).



The new measures include designation of a Floodplain Administrator (Dover's Building Inspector and Zoning Enforcement Officer), clearer permitting requirements for construction in the Floodplain District, requirements for securing recreational vehicles when permanently stored in the floodplain, and determination that new elevation data be submitted to the federal government by the Town when available. The Town must adopt these provisions to remain in compliance with the National Flood Insurance Program. If not adopted, homes in Dover within the floodplain will no longer be eligible for flood insurance through this program.

# ARTICLE 19 -- ACCESSORY APARTMENT BYLAW AMENDMENT

This item before Town Meeting proposes changes to the existing 1986 Accessory Apartment Bylaw 185-43, now referred to as an Accessory Dwelling Unit (ADU).

An ADU is a housing structure with its own sleeping, cooking, sanitary facilities, and a separate entrance, but is connected to the principal dwelling on a lot and in Dover is often found above a detached garage.

The Planning Board's goal for this amendment is to build upon Dover's existing framework for accessory apartments to create flexible housing options residents and families while safeguarding the residential character of Dover. ADUs provide a source of income, allowing the primary homeowner to remain in Dover, multi-generational housing opportunities, aging-in-place, and other care options.

The amendment will allow ADUs in homes built after 1985, where they are not currently permitted: ADUs attached to or within an existing single-family house with Site Plan Review by the Planning Board; and ADUs above or within a small separate building associated with a single-family house, such as a garage, barn or other freestanding building, with a Special Permit from the Zoning Board of Appeals.



The requirement for owner occupancy has been strengthened in this bylaw amendment. The owner will be required to occupy the primary dwelling or the ADU. Short-term rental of ADUs will be specifically prohibited.

The maximum size of 900 square feet, mandatory review by the Board of Health, and adherence to all relevant zoning bylaws will remain the same.

The proposed changes also include clearer standards and processes for site plan and architectural reviews.



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